

LAND USE AND COMMUNITY DESIGN

CURRENT LAND USE

Residential uses and open space occupy the vast majority of land in the Plan boundaries. The majority of manufacturing/industrial uses in the Plan are located east of Sherrills Ford Road. Commercial and office-institutional uses are dispersed throughout the Plan area. *See Map 3: Current Land Uses.*

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Forty-five percent (45%) of the land is used for residential purposes, while 41% remains vacant (open space). Industrial and manufacturing uses occupy 6% of the land area and commercial and office-institutional uses occupy 5% and 3% each respectively. *See Table 2: Acreage by Use.*

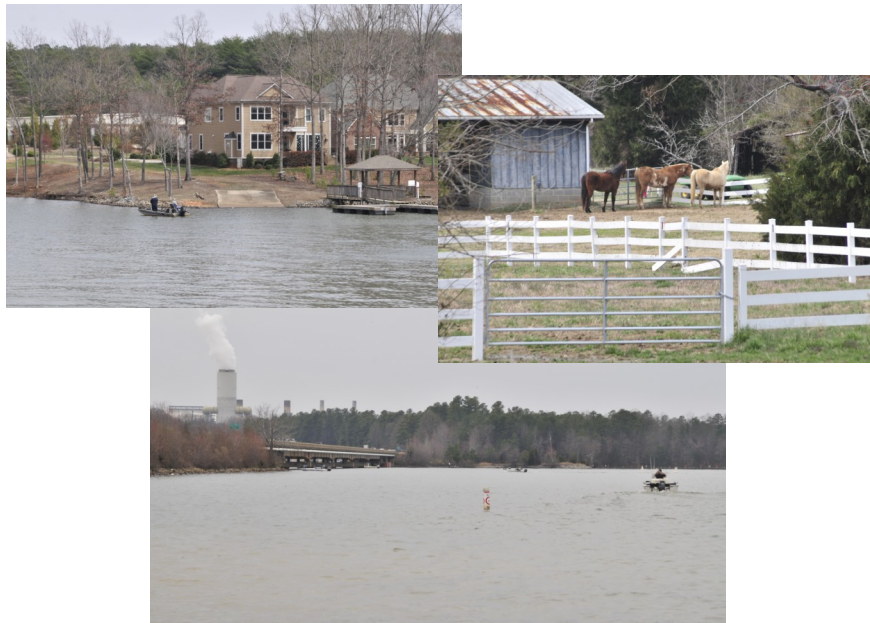


Table 2: Acreage by Use		
LAND USE	Acreage	% of Total
Open Space	2,096	45%
Residential	1,920	41%
Office-Institutional	128	3%
Commercial	234	5%
Industrial/Manufacturing	263	6%
Total Acreage	4,642	100%

Source: Catawba County GIS, 2014

CURRENT ZONING

There are 4,642 acres within the Plan boundary. Residential zoning occupies 3,707 acres and non-residential (office-institutional, commercial, and industrial) zoning encompasses the remaining acres. *See Table 3: Acreage by Zoning District.*

Source: Catawba County GIS, 2014

Table 3: Acreage by Zoning District					
ZONING DISTRICT	Acreage	Occupied Acreage	Vacant Acreage	% Occupied	% Vacant
Residential (R-40, R-30, R-20)	3,707	3,560	147	96%	4%
Office-Institutional (O-I)	6	6	0	100%	0%
Commercial (RC, HC, HC-CD, PD, PD-CD)	609	433	176	71%	29%
Industrial (I)	320	299	21	94%	6%
Total	4,642	4,298	344	93%	7%

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Residential properties located near the lake are predominately classified as R-30 which is intended to accommodate medium-density (one house 3/4 acre) single-family development and agricultural uses. Residential properties located along Hwy. 150 and at the intersection of Hwy. 150 and Sherrills Ford Road are predominately classified as R-20 which is intended to accommodate higher-density (two houses per acre) single-family development and agricultural uses. The R-40 zoning (one house per acre) applies to most of the larger tracts of land west of Lake Norman near the plan boundary.

Residential growth in the Lake Norman area began increasing in this area and within the corridor soon after construction of Cowans Ford Dam in 1963 and the subsequent creation of Lake Norman. This area of Catawba County is projected to see the largest population growth for the foreseeable future.

Property zoned for General Industrial development (GI) is concentrated at Duke Energy's Marshall Steam Station. There are also several other GI properties in the corridor located on Mt. Pleasant Road (sewer treatment), Hwy. 150 (Steele Rubber Products), and Hwy. 16 Business (rock quarry). The GI district allows for intensive manufacturing, processing, and assembly uses.

Property zoned for mixed-use development (PD-CD) exists at the Hwy. 150 and Hwy. 16 Bypass interchange and at the intersection of Hwy. 150 and Slanting Bridge Road. The PD-CD zoning district is specific to a development proposal. The development proposed to the east (Village Center) allows for a combination of retail, commercial, office-institutional and residential components while the one to the west (Bridgewater) allows for retail, commercial, and office uses.

The majority of existing Rural Commercial RC property is located near the intersection Hwy. 150 and Mt. Pleasant Road. The RC district allows for offices, services, and retail uses designed in scale with residential uses. There is some Highway Commercial HC zoning near this intersection; however, the majority is located in the proximity of the Hwy. 150/Hwy. 16 Business intersection. This district provides for regional highway-oriented businesses, office, service, and civic uses.

Very little property is zoned Office-Institutional (O-I) which provides for office, institutional, civic, or other low intensity commercial uses. *See Map 4: Current Zoning.*

EXISTING ZONING OVERLAY DISTRICTS

The Watershed Protection-Overlay establishes watersheds designed to protect sources of water supply for public water systems by regulating density and built-upon area. The WS-IV Watershed Protected Area exists in the western portion of the corridor. Development is limited in the WS-IV Protected Area as required by the NC Water Supply Watershed legislation. The Protected Area requires 20,000 square feet (approximately two dwellings per acre) for each single-family residential lot or 15,000 square feet (approximately 3 dwellings per acre) with public water or sewer. All other residential and non-residential development in the Protected Area is limited to 24% lot coverage if curb and gutter systems are installed or 36% lot coverage without curb and gutter systems. The WS-IV Critical Area which exists closest to the lakeshore allows less development, requiring 20,000 square feet (approximately 2 dwellings per acre) for each single-family residential lot. All other residential and non-residential development in the Critical Area is limited to 24% lot coverage.

The Catawba River Corridor-Overlay exists to protect the aesthetic qualities of the lake as well as the natural resource. It extends 500 feet inland from the high water elevation of Lake Norman. Minimum lot sizes within the corridor are 30,000 square feet (approximately 1.33 dwellings per acre). Accessory structures must be setback a minimum of 30 feet from the high water mark. Low impact development (LID) techniques must be incorporated in all non-residential and multi-family development.

The Rural Preservation-Overlay is established to protect the viewshed along Hwy. 16 Bypass. It requires a 100-foot setback for all new structures adjacent to the right-of-way.

The Mixed Use Corridor-Overlay exists along Hwy. 150 with exception of a small residential area just west of Slanting Bridge Road. The overlay provides standards relating to building design, signage, access manage-

ment, and landscaping. The overlay aims at providing walkable mixed use developments designed at a pedestrian scale compatible with the historical character of the area. See *Map 5: Current Zoning Overlay Map*.

SITE DEVELOPMENT PATTERNS AND LAND DESIGN TRENDS

Historically, rural and agricultural uses were the most dominant land use in the Plan boundary. In recent decades, housing developments have been built throughout the area. The majority of residential developments have occurred along and within close proximity to the lake. Additional residential developments are anticipated near the lake and more growth is expected in areas where public water and sewer lines are extended.

Non-residential developments (Terrell Village Center, Lowe's, and Bridgewater) were approved in 2007 and 2008 near the intersection of Hwy. 150 and Slanting Bridge Road and Hwy. 150 and Hwy. 16 Bypass. The economic downturn slowed development activity within the corridor. Growth within the corridor is anticipated to exceed trends in other areas of the County due to proximity of nearby urban areas, transportation facility improvements, and installation of public sewer.

FUTURE LAND USE CLASSIFICATIONS

In order to guide development in the Plan area, future land use classifications have been depicted on *Map 6: Future Land Use & Economic Opportunity*. The map is separated by classifications of differing land uses based upon an analysis of existing land uses, economic potential, future utilities, road projects, environmental conditions and input from public participation meetings. Following is a description of the land use classifications:

RESIDENTIAL—MEDIUM DENSITY

The medium density residential classification applies to areas around the lake where there is existing residential development and land areas near the corridor boundary to the west of the lake where agricultural uses and residential development exists. These areas are generally

developed with residential uses, are within the Catawba River Corridor-Overlay, or located farther from public utilities. The medium density residential area would allow single-family residential uses on three quarter-acre lots (30,000 sq. ft.) or larger. Non-residential uses (excluding churches, schools and public facilities) should not be permitted.

RESIDENTIAL— HIGH DENSITY

The high density residential classification applies to the land area near the corridor boundary on Sherrills Ford Road and adjacent to Hwy. 150 in a limited area to the west of the lake. Residential uses exist in these locations and greater access to public utilities exist. High density residential area would allow single-family residential uses on half-acre lots (20,000 sq. ft.) or larger. Non-residential uses (excluding churches, schools and public facilities) should not be permitted.

MIXED-USE/COMMERCIAL/MULTI-FAMILY

The mixed-use/commercial/multi-family classification is shown in areas around the intersections of Hwy. 150/Hwy. 16, Hwy. 150/Mt. Pleasant Road, Hwy. 150/Slanting Bridge Road/Sherrills Ford Road, and where existing commercial uses exist near the lake in the eastern corridor. These areas contain the largest amount of existing non-residential uses and have greater access to existing public utilities. The uses are concentrated near the intersections and separated along Hwy. 150 where residential uses exist in an effort not to promote strip development along the full extent of Hwy. 150. Within this classification, higher density residential, commercial and office-institutional uses are allowed but never exclusively single-family homes. The mixed-use classification supports the economic development goals of this Plan.

INDUSTRIAL

The industrial classification is located where there are existing industrial uses within the corridor. Industrial growth is not anticipated within the corridor.

GUIDING PRINCIPLES

- LP-1 Continue to recognize the significant variation in current and future land use patterns and growth demands in different parts of the plan boundary.

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- LP-2 Establish a balanced land use pattern which includes a good mixture of housing, shopping, employment and civic uses (such as schools and religious facilities).
- LP-3 Encourage development of well-planned integrated retail centers of varying sizes and functions where adequate traffic carrying capacity is available. Such centers should be limited to the intersection of major highways. Stand-alone strip commercial development between intersections should be discouraged.
- LP-4 Regulations should be as flexible as possible to offer the most opportunities for creative land design.

PLAN GOALS

The following goals make recommendations for future land uses aiding in the rezoning process of individual properties upon request. The Plan goals do not proactively rezone those privately-owned properties.

- LG-1 Expand the land area for mixed use, commercial, and multi-family development at the following intersections. *See Map 6: Future Land Use & Economic Opportunity.*
 - Hwy. 150 and Hwy. 16
 - Hwy. 150 and Mt. Pleasant Road
 - Hwy. 150, Slanting Bridge Road, and Sherrills Ford Road
 - Properties just west of the main stem of Lake Norman
- LG-2 Modify the Mixed Use Corridor-Overlay (MUC-O) to include the areas identified for future mixed use, commercial, and multi-family development. *See Map 7: Future Zoning Overlay.*
- LG-3 Allow additional permitted uses within the MUC-O district.
- LG-4 Allow increased flexibility in roof design within the MUC-O district.
- LG-5 Provide greater flexibility in placement of struc-



tures within developments in the MUC-O.

- LG-6 Allow greater opportunity for multi-family residential development in the Mixed Use Corridor-Overlay.
- LG-7 Allow business owners greater flexibility of commercial vehicle parking within the Mixed Use Corridor-Overlay.